Karen Johnson Davidson County
Batch# 1219889 DEEDWARR
12/26/2024 11:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20241226-0099682

**WARRANTY DEED**

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

File No. SG-24-8028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2024

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/2/25

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kamil Habib and Amira Habib (NAME) | Renesant Bank (NAME) | |
| 317 School House Court (ADDRESS) | 2200 Abbott Martin Rd #103 (ADDRESS) | 150-15-0B-017.00-CO |
| Nashville, TN 37013 (CITY) (STATE) (ZIP) | Nash., TN 37215 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Erin N. Watkins, a single woman, and Orlando R. Head, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amira Habib and Kamil Habib, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit**

**Being Lot No.17 on the plan of Edison park, of record in Instrument No. 20060726-0090090, Register's office for Said County, to which reference is made for a more Complete description.**

**Being the same property conveyed to Erin N. Watkins, a single woman by Warranty Deed from Tristan Lane of record in Instrument No. 20191204-0125007 Register's Office for Davidson County, Tennessee, dated November 18, 2019 and recorded on December 04, 2019.**

**Being the same property conveyed to Erin N. Watkins, a single woman, and Orlando R. Head, a single man, as Tenants In Common with Rights of Survivorship by Quitclaim Deed from Erin N. Watkins, a single woman of record in Instrument No. 20200721-0080138 Register's Office for Davidson County, Tennessee, dated July 20, 2020 and recorded on July 21, 2020.**

**This is property more commonly known as 317 School House Court, Nashville, TN 37013.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein

set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 18 th day of December, 2024.

Erin N. Watkins

STATE OF Florida
COUNTY OF Miami-Dade

On this 18th day of December, 2024, before me personally appeared Erin N. Watkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18 th day of December, 2024.

Notary Signature
My commission expires: 6/24/26

FELIX J REIMUNDO
Notary Public - State of Florida
Commission # HH 279596
My Comm. Expires Jun 24, 2026
Bonded through National Notary Assn.

Orlando R. Head

Orlando R. Head

STATE OF Georgia
COUNTY OF DeKalb

On this 18th day of December, 2024, before me personally appeared Orlando R. Head, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of December, 2024.

T K MORGAN
Notary Public - State of Georgia
Dekalb County
My Commission Expires Apr 25, 2026

Notary Signature
My commission expires: 04-25-26

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 20, 2024.

J. Carlton Drumwright

December 20, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 20, 2024.

Notary

My Commission Expires: 11/21/26

